

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning
(410) 887-3353
111 West Chesapeake Avenue
Towson, MD 21204
February 5, 1992
Mr. & Mrs. Lawrence C. Knoll
1602 Pennacle Road
Towson, MD 21204

RE: Item No. 290, Case No. 92-273-A
Petitioner: Lawrence C. Knoll, et ux
Petition for Administrative Variance

Dear Mr. & Mrs. Knoll:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a review by Zoning personnel.

Zoning Plans Advisory Committee Comments
Date: February 5, 1992
Page 2

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys and/or engineers who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the loss of filing fee.

Very truly yours,

W. Carl Richards Jr.

W. Carl Richards
Coordinator

WCJ:jw

Enclosures

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning
(410) 887-3353
111 West Chesapeake Avenue
Towson, MD 21204

Your petition has been received and accepted for filing this
15th day of January, 1992.

Arnold Jablon
DIRECTOR

Received By:

W. Carl Richards Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: Lawrence C. Knoll, et ux

Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: February 4, 1992
Zoning Administration and
Development Management

FROM: Gary L. Kerns, Chief
Comprehensive and Community Planning
Office of Planning and Zoning

SUBJECT: LeBrun Property, Item No. 301
Jackson Property, Item 300
Buell Property, Item 296
Loncala Property, Item 291
Knoll Property, Item 290
Trustees Cedar Grove V.B. Church, Item No. 289
Hoffman Property, Item 285
Brooks Property, Item 283

In reference to the Petitioners' request, the staff offers no comments.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

Report prepared by:

Jeffrey Long

GLK/JL:rdn
ITEM301/TXTROZ

Baltimore County Government
Fire Department
(301) 887-4500
700 East Joppa Road Suite 901
Towson, MD 21204-5500
JANUARY 30, 1992

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: LAWRENCE C. KNOLL AND CHARLOTTE V. KNOLL
Location: #1602 PENNACLE ROAD

Item No.: 290 Zoning Agenda: JANUARY 28, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: [Signature] Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JP/KEK

BALTIMORE COUNTY
ECONOMIC DEVELOPMENT COMMISSION
Memorandum

TO: Julie Winiarski
Office of Zoning Administration and
Development Management
FROM: A. J. Haley, Deputy Director
Economic Development Commission
DATE: January 29, 1992
RE: Zoning Advisory Comments for Meeting of January 28, 1992

This office has no comment for items 285, 286, 289, 290, 291, 292, 293, 294, 295, 296 and 297.

RECEIVED
JAN 30 1992
ZONING OFFICE

92-273

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: February 13, 1992
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for January 28, 1992

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 285, 289, 290, 291, 293, 294, 295 and 296.

For Items 286 and 292 County Review Group Meetings will be required.

For Item 297, the previous County Review Group Comments still remain valid.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

92-273-A 2-18-92

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: February 18, 1992

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management

FROM: Rahoe J. Famili

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: January 28, 1992

This office has no comments for item numbers 285, 290, 291, 292, 294, 295 and 296.

Rahoe J. Famili
Rahoe J. Famili
Traffic Engineer II

RJF/lvd

Plat to accompany Petition for Zoning ☒ **Variance** ☐ **Special Hearing**

PROPERTY ADDRESS: 1602 PINNACLE RD see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: PINELEIGH DEVELOPMENT

plat book # 28, folio # 33, lot # 112, section #

OWNER: LAWRENCE C. & CHARLOTTE V. KNOLL

92-273-A

North
date: 1-7-92
prepared by: C. KNOLL

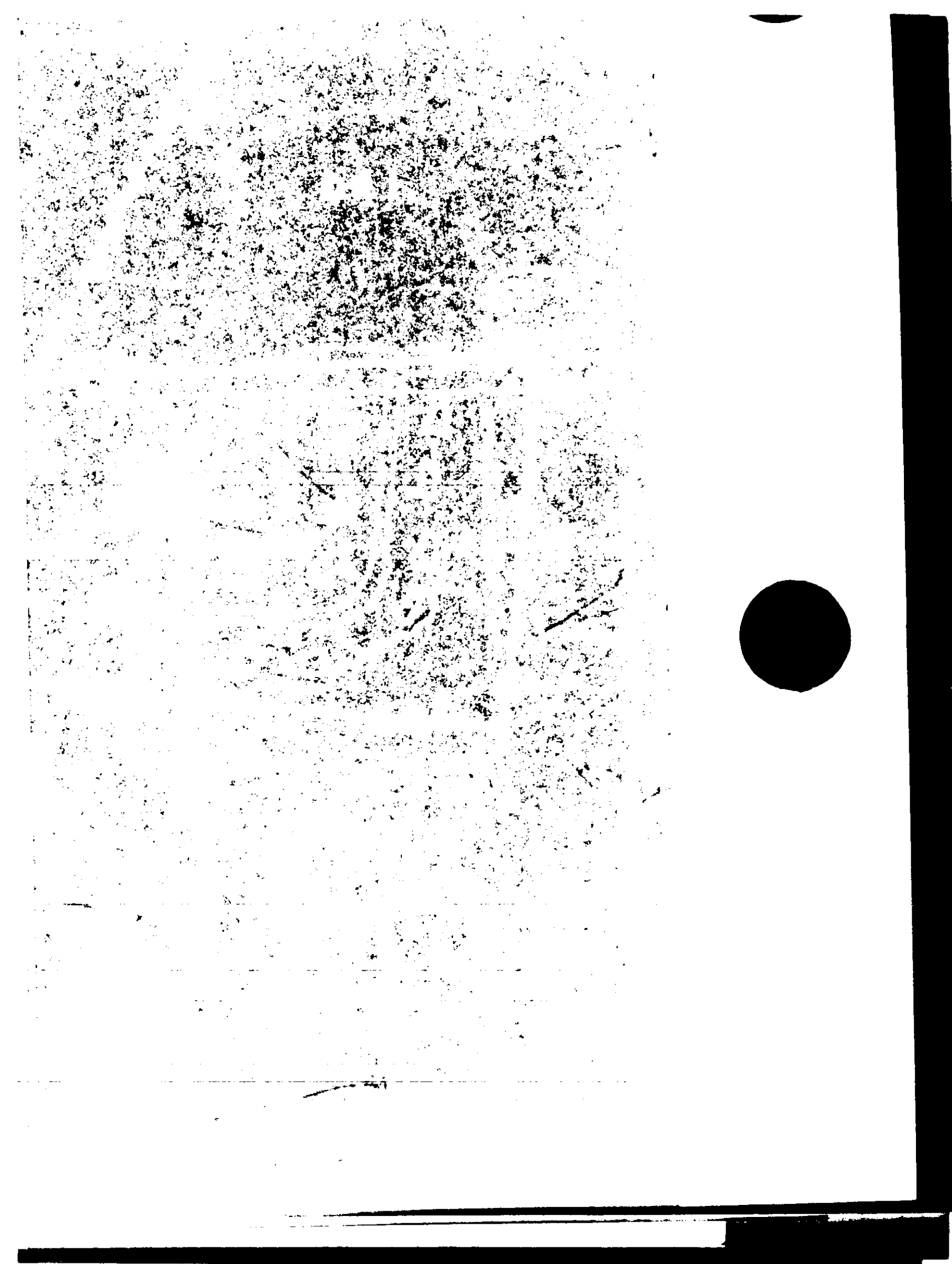
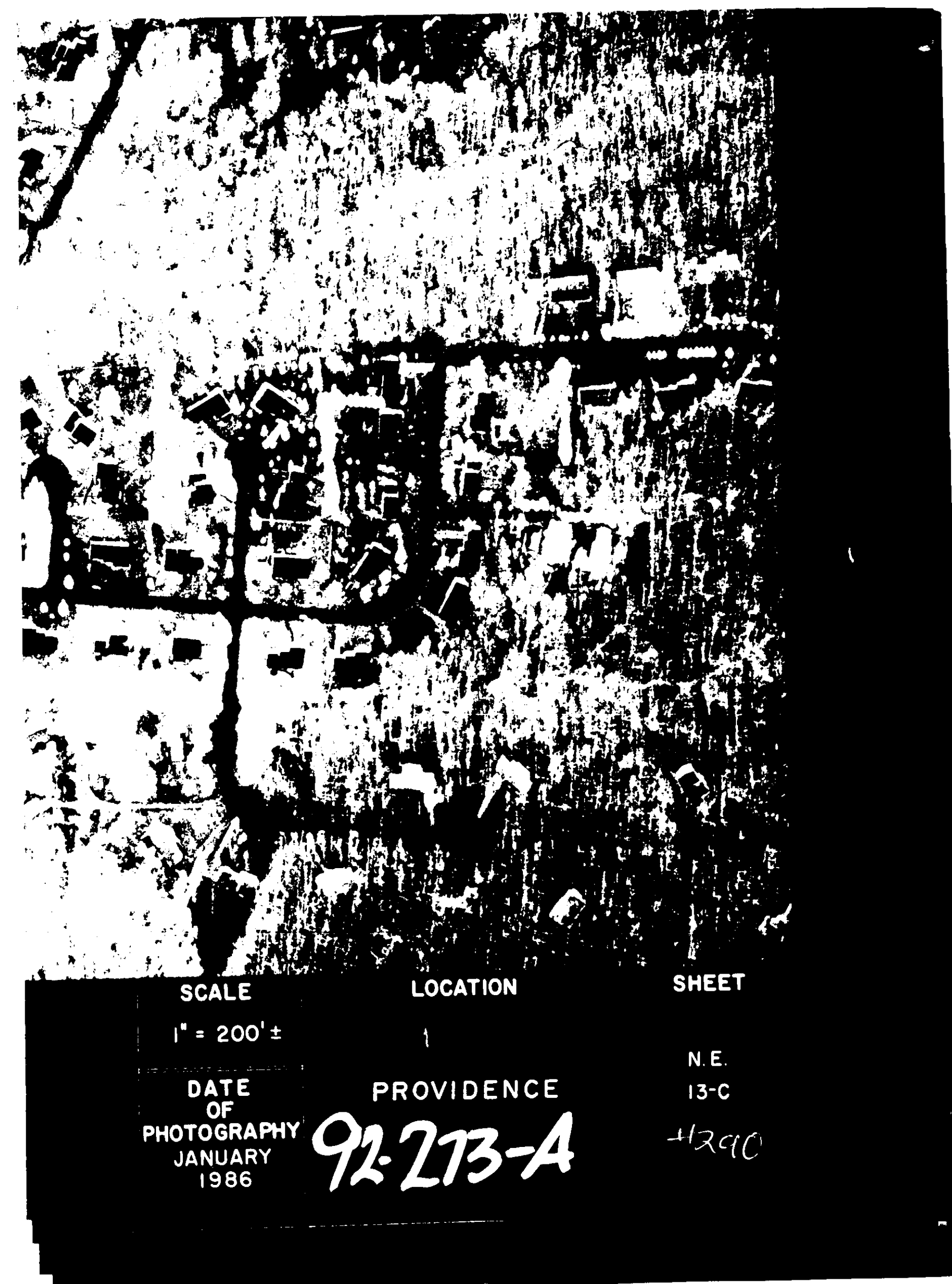
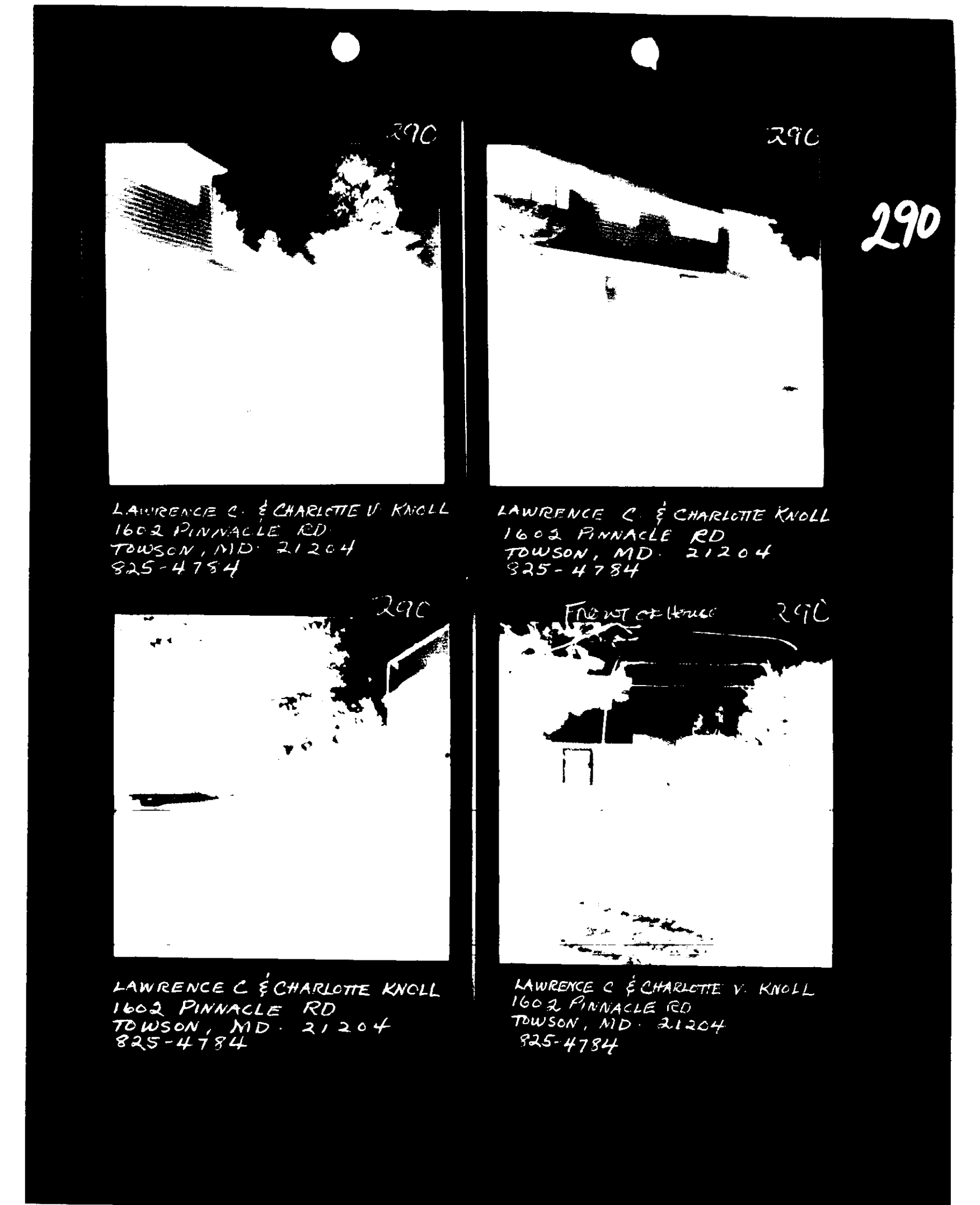
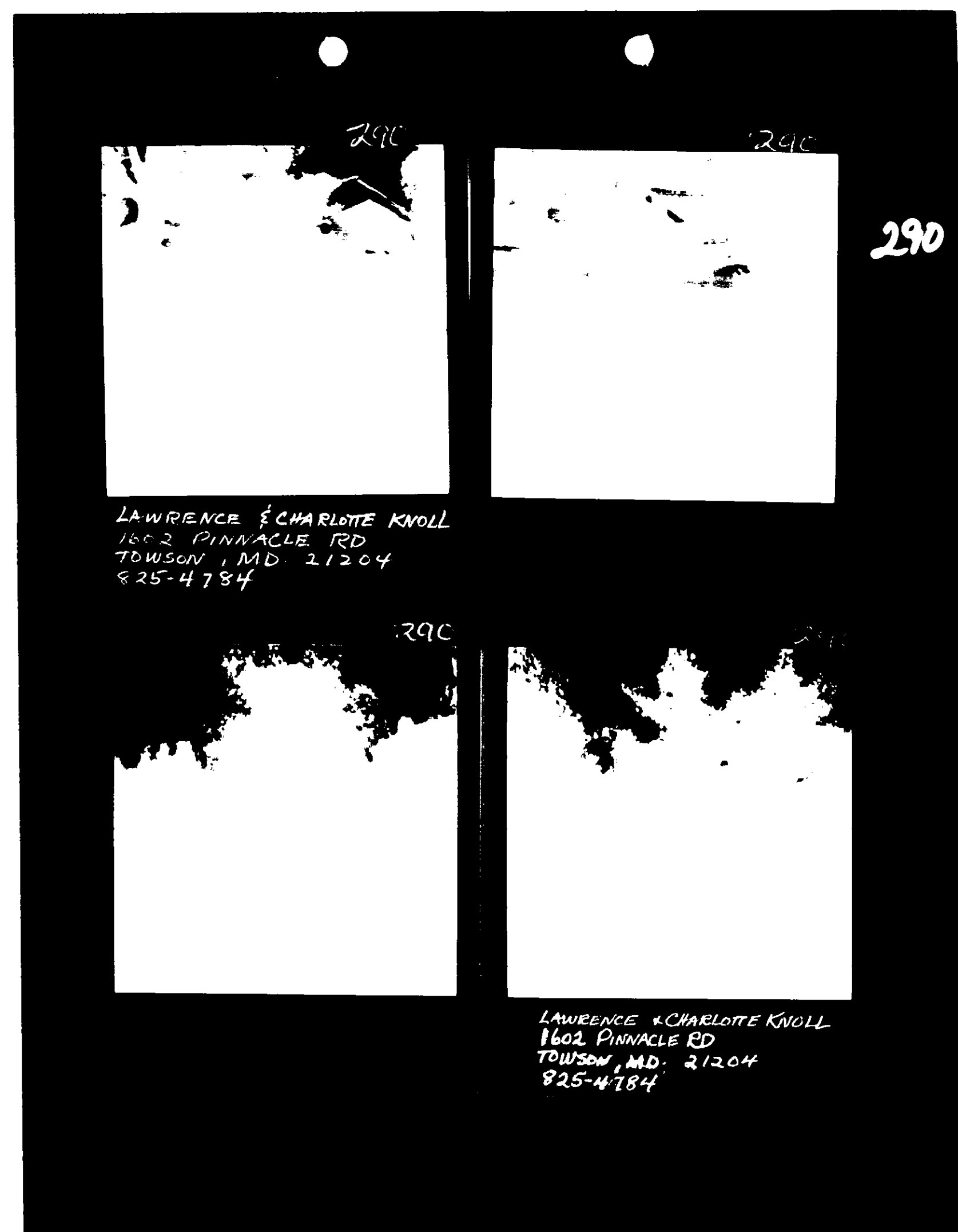
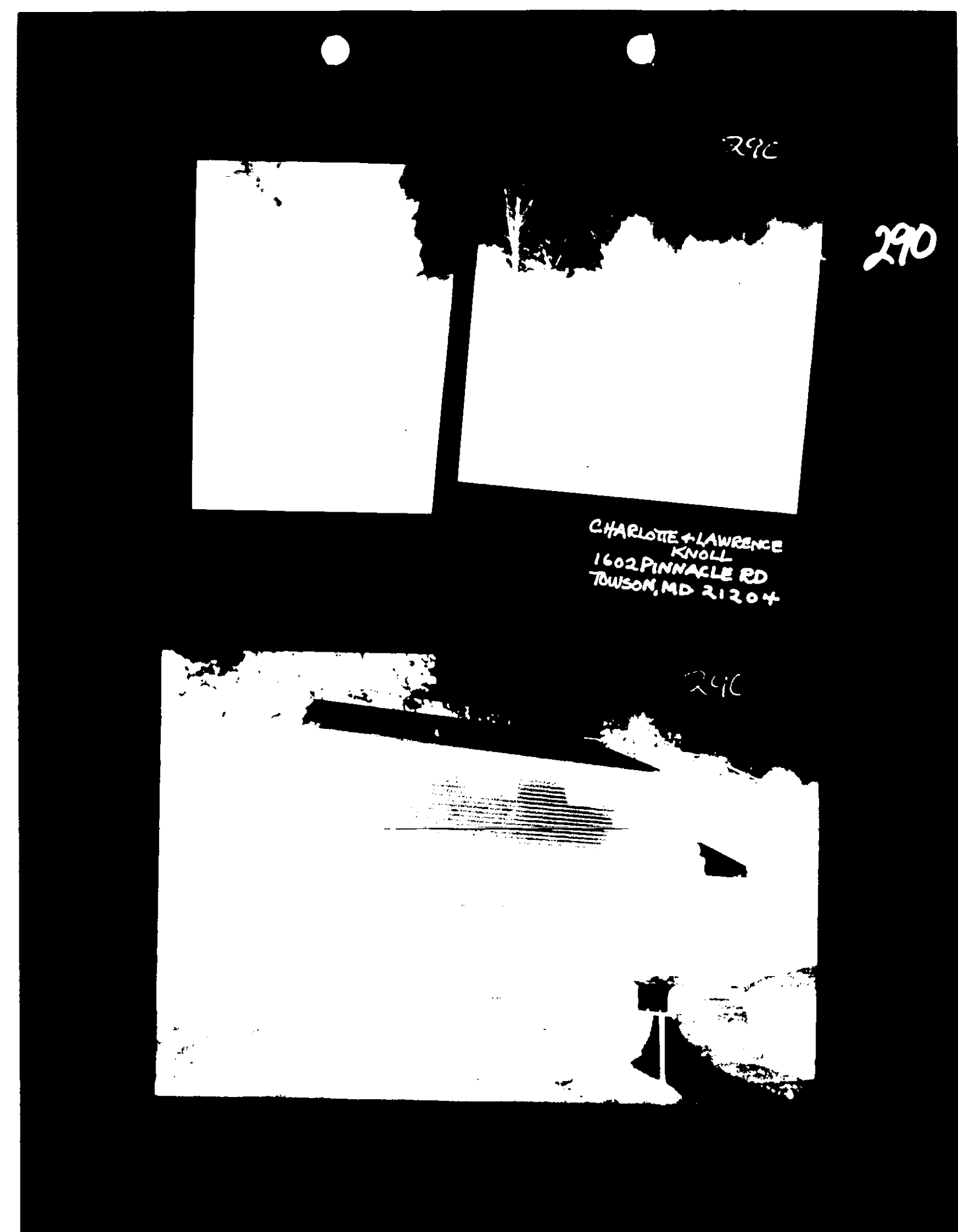
Scale of Drawing: 1"=40'

LOCATION INFORMATION

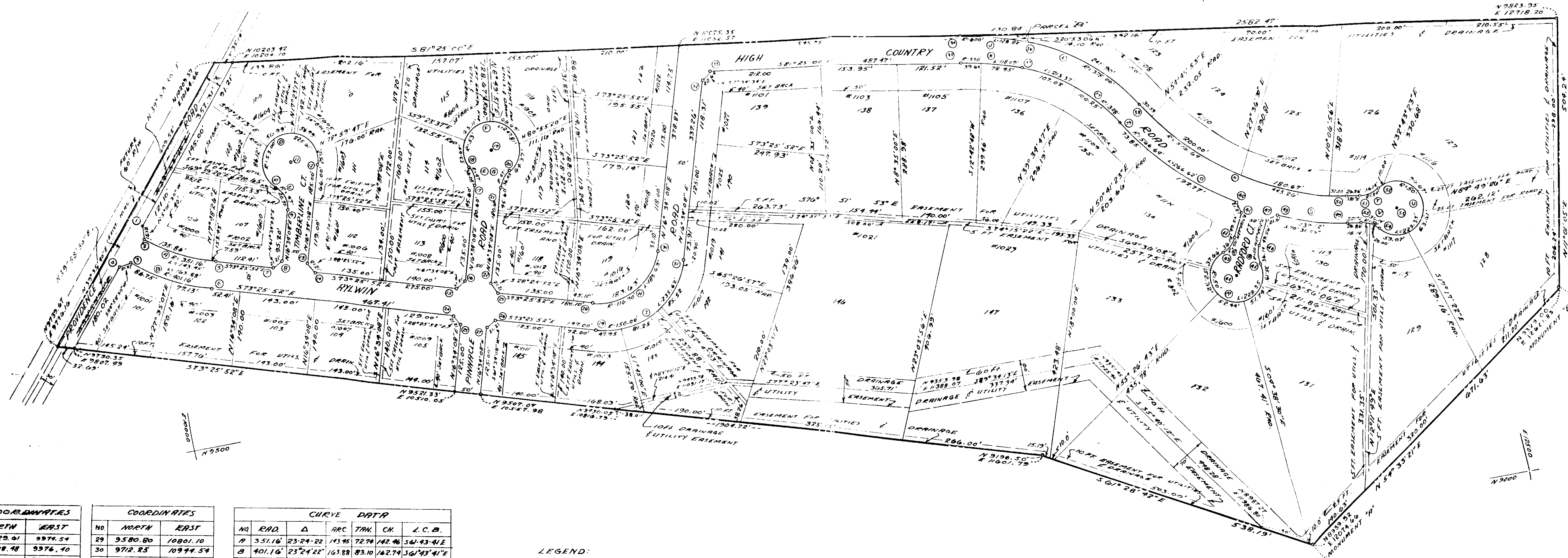
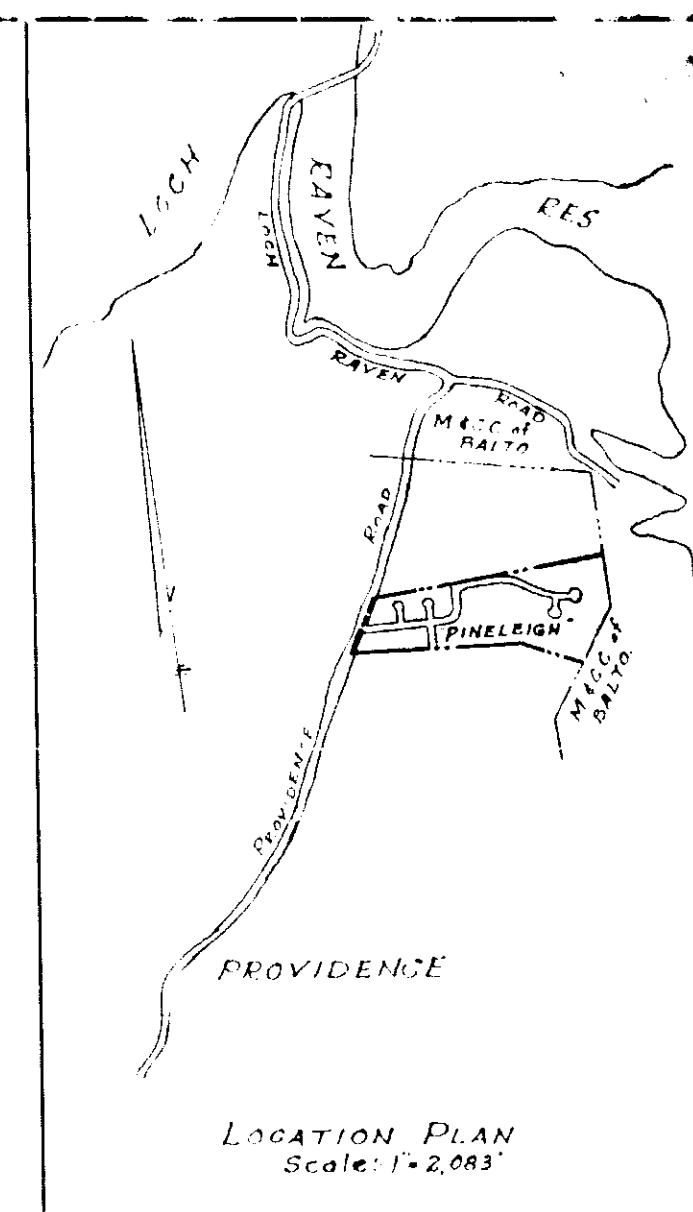
Councilmanic District: 6
Election District: 9TH
1"-200' scale map: NE-13-C
Zoning: DR-2
Lot size: 1/4 ACRE
square feet

SEWER: ☐ public ☒ private
WATER: ☐ public ☒ private
Chesapeake Bay Critical Area: ☐
Prior Zoning Hearings: NONE

Zoning Office USE ONLY!
reviewed by: ITEM #: CASE#:



92-273-A



NO.	NORTH	EAST
1	9925.01	9976.54
2	9925.01	9976.54
3	9925.01	9976.54
4	9925.01	9976.54
5	9925.01	9976.54
6	9925.01	9976.54
7	9925.01	9976.54
8	9925.01	9976.54
9	9925.01	9976.54
10	9925.01	9976.54
11	9925.01	9976.54
12	9925.01	9976.54
13	9925.01	9976.54
14	9925.01	9976.54
15	9925.01	9976.54
16	9925.01	9976.54
17	9925.01	9976.54
18	9925.01	9976.54
19	9925.01	9976.54
20	9925.01	9976.54
21	9925.01	9976.54
22	9925.01	9976.54
23	9925.01	9976.54
24	9925.01	9976.54
25	9925.01	9976.54
26	9925.01	9976.54
27	9925.01	9976.54
28	9925.01	9976.54

NO.	NORTH	EAST
29	9925.01	9976.54
30	9925.01	9976.54
31	9925.01	9976.54
32	9925.01	9976.54
33	9925.01	9976.54
34	9925.01	9976.54
35	9925.01	9976.54
36	9925.01	9976.54
37	9925.01	9976.54
38	9925.01	9976.54
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41	9925.01	9976.54
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47	9925.01	9976.54
48	9925.01	9976.54
49	9925.01	9976.54
50	9925.01	9976.54
51	9925.01	9976.54
52	9925.01	9976.54
53	9925.01	9976.54
54	9925.01	9976.54
55	9925.01	9976.54

NO.	RAD.	Δ	ARC	TAN	CH	L.C.B.
A	351.16	23°24'22"	141.94	72.78	142.43	41.6
B	401.16	23°24'22"	163.88	83.10	162.74	36.43
C	47.00	43°55'46"	51.41	29.31	49.74	14.52
D	53.00	24°55'46"	22.61	11.81	21.81	6.15
E	47.00	43°55'46"	51.41	29.31	49.74	14.52
F	53.00	24°55'46"	22.61	11.81	21.81	6.15
G	47.00	43°55'46"	51.41	29.31	49.74	14.52
H	116.90	30°40'00"	18.63	10.60	18.63	5.18
I	130.00	30°40'00"	21.62	12.00	21.62	5.98
J	600.00	12°48'06"	104.88	64.64	104.88	32.57
K	530.00	12°48'06"	110.09	59.21	110.09	32.57
L	378.00	12°48'06"	79.50	42.88	79.50	24.54
M	328.00	12°48'06"	67.87	36.81	67.87	20.95
N	576.64	12°48'06"	104.88	64.64	104.88	32.57
O	566.64	12°48'06"	104.88	64.64	104.88	32.57
P	50.00	41°24'35"	36.14	18.90	35.36	10.74
Q	50.00	41°24'35"	36.14	18.90	35.36	10.74
R	50.00	41°24'35"	36.14	18.90	35.36	10.74
S	566.64	12°48'06"	104.88	64.64	104.88	32.57
T	50.00	41°24'35"	36.14	18.90	35.36	10.74
U	50.00	41°24'35"	36.14	18.90	35.36	10.74
V	50.00	41°24'35"	36.14	18.90	35.36	10.74

LEGEND:

- OUTLINE OF PLAT SHOWN THUS: ————
- BOUNDARY OF ROAD SHOWN THUS: ————
- LOT LINES SHOWN THUS: ————
- LOT NOS. SHOWN THUS: 145
- HOUSE SETBACK LINES SHOWN THUS: ————
- EASEMENT FOR UTILITIES (DRAINAGE) SHOWN THUS: ————
- HOUSE NOS. SHOWN THUS: #1005

NOTE:

THE COORDINATES SHOWN ABOVE ARE ASSUMED AND ARE BASED ON MONUMENT "A" & MONUMENT "B".

NOTES:

THIS IS TO CERTIFY THAT THE REVISIONS SHOWN IN RED INCE COMPLIANCE WITH THE

APPROVED BY BALTIMORE COUNTY HEALTH DEPARTMENT

William H. J. Warthen, M.D.
DEPUTY STATE AND COUNTY HEALTH OFFICER

DATE: March 13, 1962

96204-14
S. H. J. J.
S. H. J. J.

APPROVED AS TO ALIGNMENT AND LOCATION OF STREETS

Allen H. Dallenbach
BALTIMORE COUNTY PLANNING BOARD

APPROVED BY BALTIMORE COUNTY PLANNING BOARD

James H. Dallenbach, Jr., Feb. 27, 1962
DIRECTOR

WLR 28 FOLD 33

RECORDED for Record
MAR 14 1962 at
same day recorded in Liber
W.J.R. No. 1000 folio
One of the Records of
Baltimore County and ex-
hibited by

W. H. J. J.
Notary

RESUBDIVISION PLAN PINELEIGH

BALTO. CO. MD.
SCALE: 1"=100'

ELECT. DIST. NO. 9
DECEMBER 8, 1961.

JOSEPH & HELEN GUZZO - OWNER
1313 GATESHEAD ROAD
BALTO. CO. MD.

Geoff. William Steinhilber
1313 Gateshead Road
Baltimore, Md.
5 W. Carey Avenue,
Towson, Md. 21204

CERTIFICATION:

CERTIFICATION IS HEREBY MADE THAT THIS PLAT WAS
COMPILED BY G.W. STEINHILBER & ASSOCIATES, INC. AND
WAS IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 17-101
OF THE ANNOTATED CODE OF MARYLAND 1947 SUPPLE-
MENT.

Geoff. William Steinhilber
B.C. No. 2280

THIS IS TO CERTIFY THAT ALL THE PRINCIPAL
REQUIREMENTS OF THE BALTIMORE COUNTY PLANNING BOARD
HAVE BEEN COMPLIED WITH ON THIS

Joseph Luzzo

LAWRENCE C. & CHARLOTTE V. KNOLL
1602 PINNACLE RD.
TOWSON, MD. 21204
835-4784